108.0	0002	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	871,500 /	871,500
USE VALUE:	871,500 /	871,500
ASSESSED:	871,500 /	871,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		CLYDE TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MINNITI FRANK/ETAL
Owner 2:	MINNITI ELAINE
Owner 3:	
Street 1:	28 CLYDE TERRACE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,127 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1954, having primarily Wood Shingle Exterior and 2082 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7127.000	427,800		443,700	871,500
Total Card	0.164	427,800		443,700	871,500
Total Parcel	0.164	427,800		443,700	871,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 418.59 | /Parcel: 418.5

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
68857			09/11/18

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 108.0-0002-0001.0

!8464!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	427,800	0	7,127.	443,700	871,500	871,500	Year End Roll	12/18/2019
2019	101	FV	302,100	0	7,127.	450,000	752,100	752,100	Year End Roll	1/3/2019
2018	101	FV	270,000	0	7,127.	335,900	605,900	605,900	Year End Roll	12/20/2017
2017	101	FV	270,000	0	7,127.	304,200	574,200	574,200	Year End Roll	1/3/2017
2016	101	FV	270,000	0	7,127.	291,600	561,600	561,600	Year End	1/4/2016
2015	101	FV	263,300	0	7,127.	247,200	510,500	510,500	Year End Roll	12/11/2014
2014	101	FV	263,300	0	7,127.	234,500	497,800	497,800	Year End Roll	12/16/2013
2013	101	FV	263,300	0	7,127.	223,100	486,400	486,400		12/13/2012

PRINT

Date	Time
12/10/20	23:02:19

LAST REV

Date	Time
09/26/18	13:52:33

apro

USER DEFINED

Prior Id # 1:	68857
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

TAX DISTRICT | PAT ACCT. 8464

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MINNITTI FRANK	26264-415		4/29/1996		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/28/2010	2062	Addition	132,200					2ND FLOOR ADD

ACTIVITY INFORMATION

Date	Result	By	Name
9/11/2018	MEAS&NOTICE	CC	Chris C
3/31/2011	Info Fm Prmt	BR	B Rossignol
1/8/2009	Meas/Inspect	372	PATRIOT
10/26/1999	Meas/Inspect	256	PATRIOT
8/26/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7127		Sq. Ft.	Site		0	70.	0.89	5									443,668						443,700	

Total AC/HA:	0.16361	Total SF/SM:	7127	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	443,668	Spl Credit		Total:	443,700

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.15432274
Const Adj.:	0.99989998
Adj $ / SQ:	155.818
Other Features:	104281
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	479609
Depreciation:	51798
Depreciated Total:	427811

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

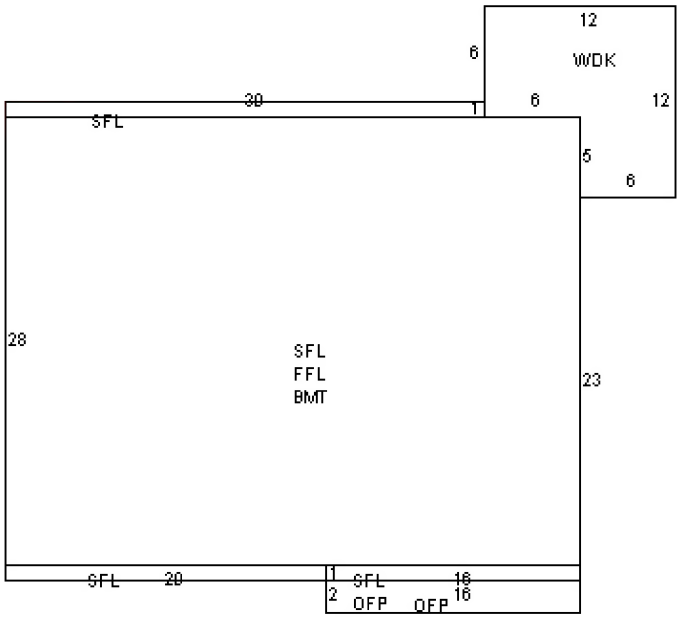
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	155.82
Special Features:	0	Val/Su Net:	131.55
Final Total:	427800	Val/Su SzAd	205.48

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,074	155.820	167,349
BMT	Basement	1,008	46.750	47,119
FFL	First Floor	1,008	155.820	157,065
WDK	Deck	114	14.770	1,684
OFP	Open Porch	48	44.000	2,112

Net Sketched Area:	3,252			Total:	375,329
Size Ad	2082	Gross Are	3252	FinArea	2082

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 108.0-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	